

Plot 23, Lilac Lodge

RIVERVIEW COUNTRY PARK, MUNDOLE, FORRES, MORAYSHIRE, IV36 2TA



A stunning park home lodge available at Riverview Country Park, Forres. Set amongst 35 acres of lush woodlands and bordered by the serene River Findhorn



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Experience the epitome of luxury living, set in the tranquil surroundings of Riverview Country Park. Nestled within 35 acres of tranquil countryside, Riverview Country Park is surrounded by lush woodlands and bordered by the serene River Findhorn, offering the perfect retreat for relaxation and exploration. Residents also enjoy access to a private beach area, a true hidden gem.

Riverview stands out from other park home communities with its full 12-month licence, allowing for year-round residence. The park features a range of amenities including an onsite reception with a dedicated full-time Park Manager, scenic forest and river walks, and the Hub coffee lounge. Each plot includes its own parking space and room for decking, providing both convenience and outdoor enjoyment. Plus, for all the animal lovers, Riverview is pet-friendly, making it an ideal home for your furry friend.

THE LOUNGE



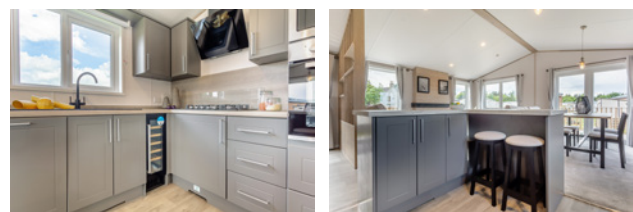
The Lilac Lodge boasts a spacious lounge featuring two luxurious 2-seater sofas and a stove-style electric fire set within a full-height wood-effect surround. A TV cabinet and contemporary shelf units offer ample storage space, while a freestanding dining table with four chairs completes the dining area. A brise soleil ensures the lounge remains cosy while allowing natural light to flood in. Additionally, there is an office space complete with a desk and chair for your convenience.



THE KITCHEN



The fully fitted kitchen in The Lilac Lodge is a chef's dream, equipped with an electric oven, grill, 5-burner hob, extractor hood, and integrated fridge freezer. The optional Luxury Pack elevates this space further with an integrated dishwasher, microwave, and washing machine, creating the ultimate in modern living.



The master bedroom features a king-size divan bed flanked by two bedside cabinets and a wood slat decorative feature wall that doubles as an impressive headboard. Additional highlights include a walk-in wardrobe and a dressing table with a large, upholstered stool. The twin bedroom also features stylish wooden walls behind each large single bed, with built-in wardrobes and drawer units providing plenty of storage options.

The master bedroom ensuite is equipped with a bath and shower, wet wall and bath screen, WC, extractor fan, and a built-in vanity unit with a modern countertop wash basin and mirror.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



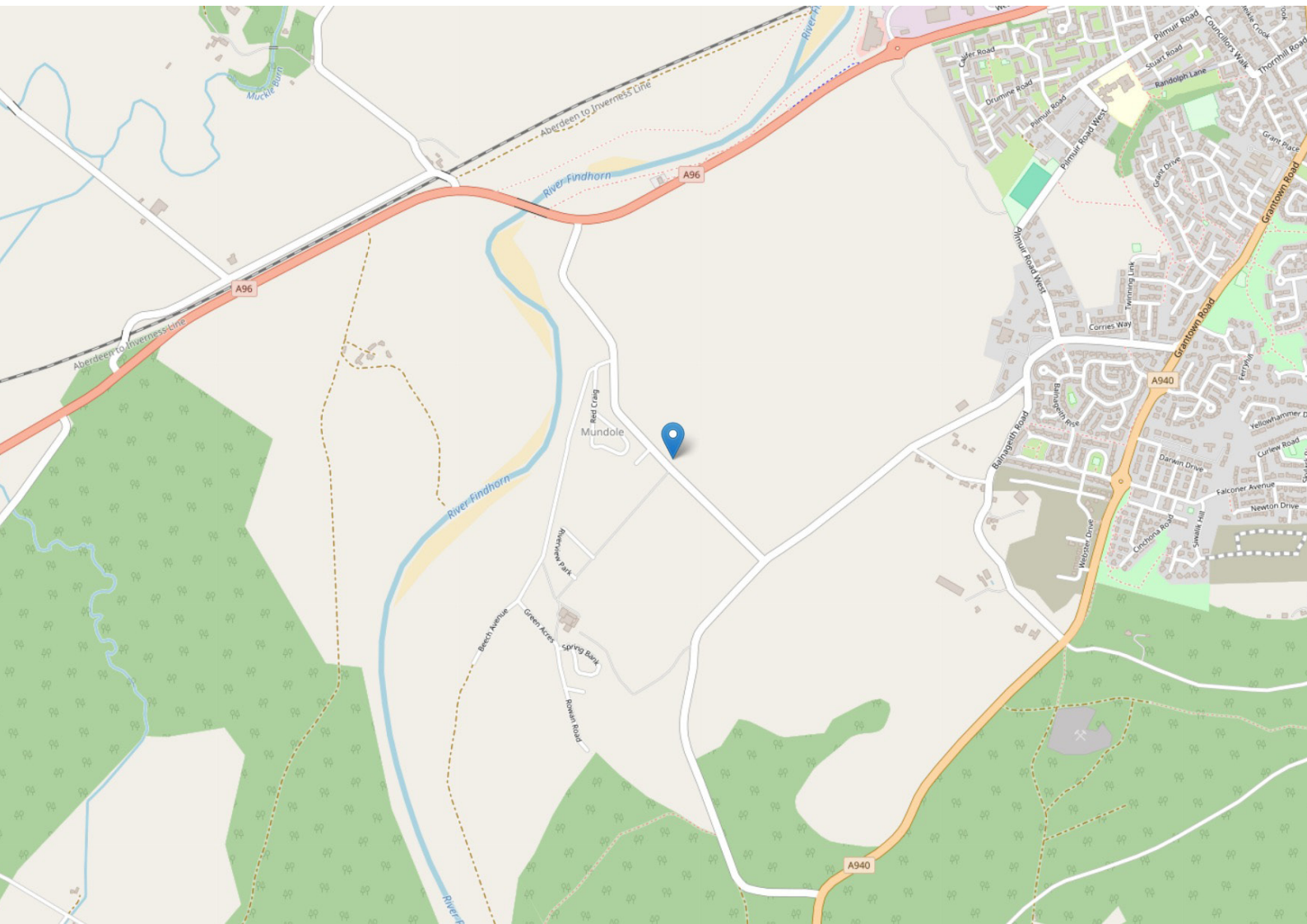
The second bathroom offers a wash basin, shower cubicle, WC, and extractor fan, ensuring convenience and comfort for all residents. Please note that the deluxe bedding set, lounge scatters, and interior accessories are for display purposes only.

Discover the ultimate in luxurious living at 23 Findhorn, where every detail is designed to provide comfort, style, and convenience. Welcome to your new home.

EXTERNALS



FLOOR PLAN & MAP



THE LOCATION

Ideally located between the historic town of Forres in Moray and the picturesque seaside town of Nairn in Highland, Riverview Country Park offers the perfect blend of rural tranquillity and coastal adventure. Just a 30-minute drive from Inverness Airport and seven minutes from Forres Railway Station, Riverview is easily accessible from the main trunk road, the A96. Set within 35 acres of serene countryside, Riverview is surrounded by lush woodlands and bordered by the peaceful River Findhorn, providing a haven for relaxation and exploration. Residents can even enjoy access to a private beach area, a real hidden treasure.





Unique among park home communities, Riverview boasts a full 12-month licence, making it a year-round residential haven. Onsite amenities include super-fast WiFi, a reception with a full-time Park Manager, forest and river walks, ample onsite parking, a Hub coffee lounge, street lighting, and a relaxed, pet-friendly atmosphere. The beautifully maintained community garden adds to the charm, making Riverview a highly desirable location for residents and tourists alike.

Forres, your nearest town, has been a Royal Burgh since 1140 and is one of Scotland's most historic towns. Known for its unique micro-climate, Forres is among the driest places in Scotland. The town offers a delightful mix of independent boutiques, pubs, and cafes, meeting all your everyday needs. A highlight is the beautiful Grant Park and Cluny Hill area, featuring vibrant floral displays, a sunken garden, a cricket pavilion, and a play park. The shady trails of Cluny Hill lead to the historic Nelson's Tower, a monument honouring Admiral Lord Nelson.

Just a 15-minute drive east of Riverview, Nairn is easily accessible with excellent direct bus services. Once known as the Brighton of the North, Nairn is perfect for seaside adventures. This historic fishing port and market town offers two championship golf courses and stunning award-winning beaches. Nairn's lively High Street features charming independent shops and a vibrant café, bistro, and restaurant scene, making it an ideal destination for a day trip or leisurely stroll. Experience the best of both worlds at Riverview Country Park, where tranquil countryside living meets coastal charm.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.